



## GLOSSARY

### A

**A-Weighted Decibel (dBA)** – Is a numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

**Accessory Use** - An activity or structure that is incidental to the main use of a site.

**Accident Potential Zone (APZ)** - The area immediately beyond the end of the clear zone that possesses a high potential for accidents.

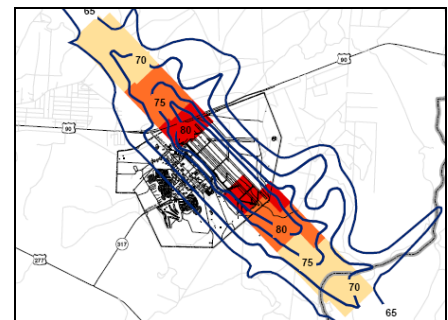
**Air Installations Compatible Use Zones (AICUZ)** - A DoD program designed to promote compatible development around military airfields and to protect the integrity of the installation's flying mission. Some services refer to the program in a singular form "Air Installation Compatible Use Zone."

**Airfield Influence Planning District (AIPD)** - -An area specially designated that encompasses airfield, clear zones, accident potential zones, excess noise contours, and other aircraft operation areas.

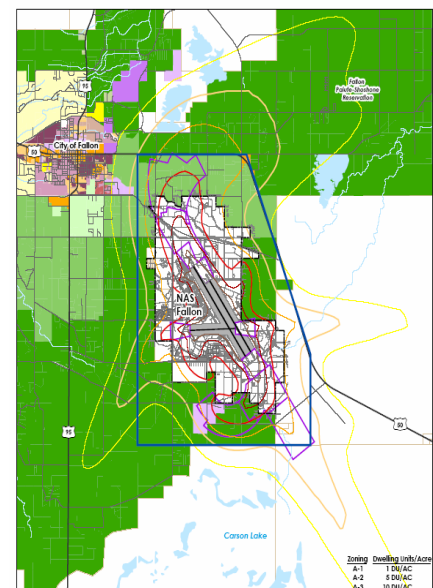
**Airport Land Use Compatibility Plan (ALUCP)** – A plan, usually adopted by a County Airport Land Use Commission (ALUC) which sets forth policies for promoting compatibility between airports and the land uses which surround them.

**Army Compatible Use Buffer (ACUB)** - A formal agreement between the Army and eligible entities for acquisition of land or interest in land and/or water rights from willing sellers. This agreement may provide for limiting encroachment on the installation through acquisition of development rights, cooperative agreements, conservation easements, and other means in accordance with applicable laws.

**Airport Land Use Commission (ALUC)** - A commission authorized under the provisions of California Public Utilities Code, Sections 21670 et seq. and established (in any county within which a public-use airport is located) for the purpose of promoting compatibility between airports and land uses surrounding them.



APZs extend outward from each end of the runway (in orange and tan)



AICUZ Map

**Alert Areas (AA)** – High volumes of pilot training or an unusual type of aerial activity (e.g., military, aircraft manufacturers, high concentrations of flights in the area) may occur in AAs. All operations taking place in an AA must comply with FAA regulations; however, no special requirements are needed for operations in an AA. These areas are defined by an “A” followed by a number on sectional charts, IFR enroute charts, and terminal area charts.

**Avigation** - The science of determining and plotting the position of an aircraft and of determining the course to steer to reach any required destination.

**Avigation Easement** – An easement that grants one of the following rights: the right of flight; the right to cause noise, dust, etc. related to aircraft flight; the right to restrict or prohibit certain lights, electromagnetic signals, and bird-attracting land uses; the right to unobstructed airspace over the property above a specified height; and the right of ingress/egress upon the land to exercise those rights. Also referred to as an aviation easement.

### B

**Bird/Wildlife Aircraft Strike Hazard (BASH)** – An Air Force term for wildlife-related hazards to aircraft. The Air Force maintains a program to reduce these hazards at all of its installations.

**Building Envelope** - The space remaining on a site for structures after all building setback, height limit, and bulk requirements have been met.

### C

**California Aid to Airports (CAA)** – A program designed to assist in establishing and improving a California-wide system of safe and environmentally compatible airports whose primary benefit is for general aviation.

**California Environmental Quality Act (CEQA)** - CEQA was enacted in 1970 to protect the environment by requiring public agencies to analyze and disclose the potential environmental impacts of proposed land use decisions. CEQA is modeled after the federal National Environmental Policy Act (NEPA).

**Capital Improvement Program (CIP)** - A timetable for the installation of permanent public structures, facilities, roads, and other improvements based upon budget projections.

**Categorical Exclusion (CATEX)** – A project type that an agency excludes from detailed NEPA review because it has little potential for impact.

**CEQA** - The California Environmental Quality Act (see Public Resources Code section 21000). CEQA requires that private and public projects' potential adverse effects upon the environment be reviewed by decision makers and the public.

**Charter City** - A city which has been incorporated under its own charter rather than under the general laws of the state. Charter cities have broader powers than do general law cities.

**Clear Zone (CZ)** – The area of highest accident potential beginning at the runway threshold and extending 3,000 feet. The width of the CZ is based on the class of runway and Service policy.



*A Clear Zone depicted at the end of the runway (yellow area)*

**Cluster Development** - Development which is clustered in a portion of a site, leaving the remainder in open-space. The amount of development allowed equals the amount that would have otherwise been allowed on the entire site.

**Code Enforcement** - Code enforcement is a process that works to ensure that property owners maintain property or bring substandard structures and conditions up to Building and Zoning Code standards.

**Community Noise Equivalent Level (CNEL)** - The average equivalent sound level during a 24 hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

**Community Plan** - A portion of the local general plan that focuses on a particular area or community within a city or county. Community plans supplement the contents of the general plan.

**Comprehensive/Master Plan (Army)** - The comprehensive plan, often referred to as the general or master plan, is usually an official public document adopted by a government projecting the future uses of land development.

**Comprehensive Plan** – In a general sense, this term is used to describe any planning process that addresses the broad spectrum of issues and resources for a jurisdiction, installation, or other large planning area. For local governments, this can include the jurisdictions general plan or a large area specific plan. The Air Force uses this term to describe a compilation plan that includes the plans and specific resource documents and processes determined to be essential for planning and managing an installation's physical assets in support of the mission.

**Conditional Use Permit (CUP)** - A permit authorizing a use not routinely allowed on a particular site, subject to a public hearing. If approval is granted, the developer must meet certain conditions to harmonize the project with its surroundings.

**Conservation Easement** - Any limitation in a deed, will or other instrument in the form of an easement, restriction, covenant, or condition, which is or has been executed by or on behalf of the owner of the land subject to such easement and is binding upon successive owners of such land, and the purpose of which is to retain land predominantly in its natural, scenic, historical, agricultural, forested or open-space condition.

**Conservation Partnering Authority** - A conservation partnering authority is a land acquisition authority specifically enacted to address land use compatibility challenges.

**Controlled Firing Areas (CFA)** – These areas contain military or civilian activities that could be hazardous to aircraft not participating in the activity (e.g., rocket testing, ordnance disposal, small arms fire, chemical disposal, etc.). CFAs use ground lookouts or radar to identify aircraft that might be approaching the area. When this happens, all activities in the CFA are suspended until the area is clear again. Non participating aircraft are not required to change their flight path with regards to a CFA; therefore, CFAs are not charted by the FAA. Personnel may contact the nearest regional FAA headquarters to obtain CFA information.

**Council of Governments (COG)** - California's 25 COGs are regional planning agencies comprised of member counties and cities in a given region working together to address regional issues in areas such as land use, housing, environmental quality, and economic development.. COGs do not directly regulate land use. Elected officials from each of the cities and counties

belonging to the COG make up its governing board. A listing of COGs in California is provided in Appendix C.

**Critical Infrastructure Protection (CIP)** – Term describing activities that enhance the cyber and physical security of the public and private infrastructures that are critical to national security, national economic security, and national public health and safety.



*Infrastructure protection may incorporate protective bollards*

### D

**Day-Night Average Sound Level (DNL)** – The average equivalent sound level during a 24 hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

**Decibel (dB / dBA)** - A unit for describing the amplitude of sound, as it is heard by the human ear.

**Dedication** - A grant of private land to a public agency for public use. Dedications are often used to obtain roads and parkland needed to serve a project.

**Defense Installations Spatial Data Infrastructure Initiative (DISDI)** – A program in the Business Transformation Directorate under the Deputy Undersecretary of Defense for Installations and Environment, within the Office of the Secretary of Defense. Its goal is to organize the broad geospatial data investments found across the business mission area of the DoD's Global Information Grid.

**Density Averaging (or Transfer)** - The density of development on a portion of a site is allowed to exceed usual limits provided that the overall density of the site does not do so. Density increases in one area are offset by a corresponding decrease in allowable density in another part of the site.

**Density Bonus** – Is an increase in the allowable number of dwelling units. A Density Bonus is granted by the city or county in return for the proposed development project providing low- or moderate-income housing. (See Government Code section 65915)

**Design Review Board** - A group appointed by the city council to consider the design and aesthetics of development within all or a portion of the community.

**Development Agreement** – Is a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government "freezes" the regulations applicable to the site for an agreed upon period of time. (see Government Code section 65864)

**Development Fees** - Fees charged as a precondition to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements necessitated in part or in whole by the development; (2) connection fees (such as water fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits or grading permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, variance, etc.) for the administrative costs of reviewing and hearing development proposals.












































**Digital Elevation Model (DEM)** – The terminology adopted by the USGS to describe terrain elevation data sets in a digital raster form.

**Downzone** - A change of zoning to a more restrictive zone (for example, from multi-family residential to single-family residential).

E

**Easement** - The right to use property owned by another for a specific purpose. Power line easements are a common example.

**Emblem** – A symbol depicting a specific organization and rank. Can also be referred to as an insignia.

OFFICERS INSIGNIA OF THE UNITED STATES ARMED FORCES										
O-1	O-2	O-3	O-4	O-5	O-6	O-7	O-8	O-9	O-10	SPECIAL
NAVY										
 ENSIGN	 LIEUTENANT JUNIOR GRADE	 LIEUTENANT	 LIEUTENANT COMMANDER	 COMMANDER	 CAPTAIN	 COMMODORE ADMIRAL*	 REAR ADMIRAL (O-7 & O-8)	 VICE ADMIRAL	 ADMIRAL	 FLEET ADMIRAL
MARINES										
 SECOND LIEUTENANT	 FIRST LIEUTENANT	 CAPTAIN	 MAJOR	 LIEUTENANT COLONEL	 COLONEL	 BRIGADIER GENERAL	 MAJOR GENERAL	 LIEUTENANT GENERAL	 GENERAL	
ARMY										
 SECOND LIEUTENANT	 FIRST LIEUTENANT	 CAPTAIN	 MAJOR	 LIEUTENANT COLONEL	 COLONEL	 BRIGADIER GENERAL	 MAJOR GENERAL	 LIEUTENANT GENERAL	 GENERAL	 GENERAL OF THE ARMY
AIR FORCE										
 SECOND LIEUTENANT	 FIRST LIEUTENANT	 CAPTAIN	 MAJOR	 LIEUTENANT COLONEL	 COLONEL	 BRIGADIER GENERAL	 MAJOR GENERAL	 LIEUTENANT GENERAL	 GENERAL	 GENERAL OF THE AIR FORCE

**Eminent Domain** - The right of government to take private property for public use upon the payment of just compensation to the owner. This is also called condemnation (condemnation can also mean the closing of an unsafe structure by a public agency to protect the community safety).

**Encroachment** – The DoD defines encroachment as the cumulative result of any and all outside influences that inhibit normal military training and testing. As communities develop and expand in response to growth and market demands, land use decisions can push urban development closer to military installations and operation areas. The resulting land use conflicts (encroachment), can have negative impacts on community safety, economic development, and sustainment of military activities and readiness. This threat to military readiness activities is currently one of the military's greatest concerns.



**Encroachment Action Plan (EAP)** - A document that captures the results of the identification, quantification, and mitigation of existing and potential land use compatibility challenges to a naval installation, range, airspace, and/or training area.

**Encroachment Control Plan (ECP)** – An installation ECP is a document that describes the results of an analysis of a Marine Corps installation's current and future encroachment situation, and an action plan presenting encroachment control strategies and actions for reducing the threat to installation missions posed by encroachment.

**Environmental Impact Assessment (EIA)** – An assessment of the likely human environmental health impact, risk to ecological health, and changes to nature's services that a project may have. An EIA is a creation of the Environmental Protection Agency used to monitor toxics.

**Environmental Impact Report (EIR)** - CEQA requires an Environmental Impact Report (EIR) whenever an Initial Study indicates that a proposed project may cause one or more significant effects on the environment. An EIR is a document that describes and analyzes the significant environmental effects of a project and discusses ways to mitigate or avoid these effects (California Code of Regulations §15362). The EIR must list alternatives to the proposed project, including not proceeding with the project. An EIR may be certified and the project approved even though there could be potentially significant impacts.

**Environmental Impact Statement (EIS)** – According to the NEPA, whenever the US Federal Government takes a major Federal action significantly affecting the quality of the human environment, it must first consider the environmental impact presented in this document.

**Environmental Noise** - The intensity, duration, and character of sounds from all sources.

**Environmental Noise Management Program (ENMP)** – A program, usually at a military installation, that provides a methodology for analyzing exposure to noise and safety hazards associated with military operations, and land use guidelines for achieving compatibility between the military installation and the surrounding communities.

**Exaction** – A fee or dedication required as a condition of development permit approval.

**Explosive Safety Quantity Distance (ESQD)** - The quantity of explosives material and distance separation relationships that provide definitive types of protection. These relationships are based on the level of risk considered acceptable for each stipulated exposure. Separation distances are not absolute safe distances but are relative protective or safe distances.

## F

**Facilities Management Standards for Facilities, Installation, and Environment (FMSFIE)** - An initiative assigned to the CADD/GIS Technology Center to provide integration with the CADD/GIS Technology Center's CADD (AEC CADD Standard) and GIS (SDSFIE) data standards. The Center was established to promote CADD/GIS and FM technology applications.

**Final Map Subdivision** (*also, tract map or major subdivision*) -

Land divisions creating 5 or more lots. They are generally subject to stricter standards than parcel



*ESQD arcs around munitions facilities (red areas)*

maps. Requirements may include road improvements, the construction of drainage and sewer facilities, park land dedications, and more.

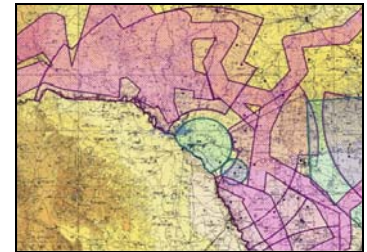
**Finding of No Significant Impact (FONSI)** – One of two results from the EA. The other result is the decision to do an EIS.

**Findings** – The legal "footprints" which an agency must leave to bridge the analytical gap between the raw data considered by the agency and its ultimate decision. They expose its mode of analysis of facts, regulations, and policies.

**Floor Area Ratio (FAR)** – A measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

**Flight Path** - The line connecting the successive positions occupied, or to be occupied, by an aircraft, missile, or space vehicle as it moves through air or space.

**Future Mission Contour (FMC)** – Specially developed AICUZ and noise maps that reflect potential and future aircraft and aircraft operations.



*Flight paths and corridors*

## G

**General Plan** - A statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county. (see Government Code section 65300)

**General Law City** - A city incorporated under and subject to the general laws of the state.

**Geographic Information System (GIS)** – A collection of computer hardware, software, and geographic data for capturing, storing, manipulating, analyzing, and displaying all forms of geographically referenced information.

**Growth Management** – A process by which local governments attempt to minimize the negative effects of rapid development by controlling the timing, location, amount, and/or density of growth. Growth management strategies are determined by each local government, and can include standard zoning controls, limiting the annual number of building permits, relating allowable development intensity to certain levels of infrastructure service, limiting the location of new development, and so forth.

## H

**Habitat Conservation Plan (HCP)** – Incidental take permits help landowners legally proceed with activities that might otherwise result in the illegal impacts to a listed species. A HCP is a document that supports an incidental take permit application pursuant to section 10(a)(1)(B) of the Federal Endangered Species Act. HCPs are an evolving tool. Initially designed to address individual projects, HCP are more likely today to be broad-based plans covering a large area. The geographically broader HCP is then used as the basis for an incidental take permit for a project within the boundaries of the HCP. Regardless of size, a HCP should include measures that would be implemented to minimize and mitigate impacts to the species to the maximum extent possible, and the means by which these efforts will be funded.

**Hazard Mitigation Plan (HMP)** – A formal document detailing the steps or actions taken to reduce or eliminate long-term risk to life and property from a hazard event.

**Hazardous Materials (HAZMAT)** - Defined under the US Department of Transportation regulations as chemicals that are determined by the Secretary of Transportation to present risks to safety, health, and property during transportation.

### I

**Impact Fees** – See *Development Fees*

**Infrastructure** - A general term for public and quasi-public utilities and facilities such as roads, bridges, sewer plants, water lines, power lines, fire stations, etc.

**Initial Study** – An analysis of a project's potential environmental effects and their relative significance. An initial study is preliminary to deciding whether to prepare a negative declaration or an EIR.

**Initiative** - A ballot measure which has qualified for election as a result of voter petition. At the local level, initiatives usually focus on changes or additions to the general plan and zoning ordinance. The initiative power is reserved for the public by the California Constitution.

**Installation Environmental Noise Management Program (IENMP)** – See Environmental Noise Management Program.

**Inverse Condemnation** – The illegal removal of property value through excessive government regulation. Legal advice should be sought before proceeding in cases of potential inverse condemnation.

### J

**Joint Land Use Study (JLUS)** – The Joint Land Use Study (JLUS) is a continuation and implementation of the ONMP (Operational Noise Management Plan). It is a collaborative land use planning effort involving the military installation and adjacent local governments. The study evaluates the planning rationale necessary to support and encourage compatible land use development surrounding the installation. Its purpose is to provide support to sustain and provide flexibility to military missions on the installation while guiding the long-term land use needs of the neighboring counties and communities.

### L

**Land Based Classification System (LBCS)** - Classification, coding, and data standards for land-use data to ensure that a broad variety of land-based data collected and stored at the local, regional, state, and national levels in a variety of formats and classification systems be standardized so that such data would be compatible and, thus, easily transferable between jurisdictions, agencies, and institutions.

**Land Entitlement** - Permitted uses for a parcel of property as approved by the local government entity in which the property is located.

**Land Trusts** - A nonprofit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or conservation easement acquisitions, or thorough its stewardship of such land or easements. Land trusts are not government agencies, they are independent organizations that work with landowners who are interested in protecting open space. Land trusts often work cooperatively with government agencies by acquiring or managing land, researching open space needs and priorities, or assisting the development of open space plans.

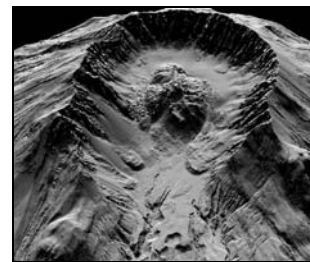
**Lead Agency** – The primary public agency responsible for managing and carrying out a project.



*Hazardous materials  
(HAZMAT) protective suit*



**Light Detection and Ranging (LDAR or LIDAR)** - A remote sensing technique that uses a laser mounted to an aircraft to measure vertical height of a land surface.



*LDAR image of a mountain*

**Local Agency Formation Commission (LAFCO)** - A five or seven member commission within each California county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

## **M**

**Maximum Mission Contour (MMC)** – The noise level associated with the military installation's highest level of activity.

**Memorandum of Understanding (MOU)** - A Memorandum of Understanding (MOU) is contract between two or more government entities.

**Military Construction (MILCON)** - Appropriations fund major projects such as bases, schools, missile storage facilities, maintenance facilities, medical/dental clinics, libraries, and military family housing.



*MILCON projects include facility construction*

**Military Influence Area (MIA)** - A Military Influence Area (MIA) is an official geographic planning or regulatory area where military operations impact local communities, and conversely, where local activities may affect the military's ability to carry out its mission. (These areas are also referred to as a Region of Military Influence (RMI), Military Influence Planning District (MIPD), Military Influence Overlay District (MIOD), Military District Disclose District (MIDD), Airfield Influence Planning District (AIPD), and Areas of Critical State Concern (ACSC)).

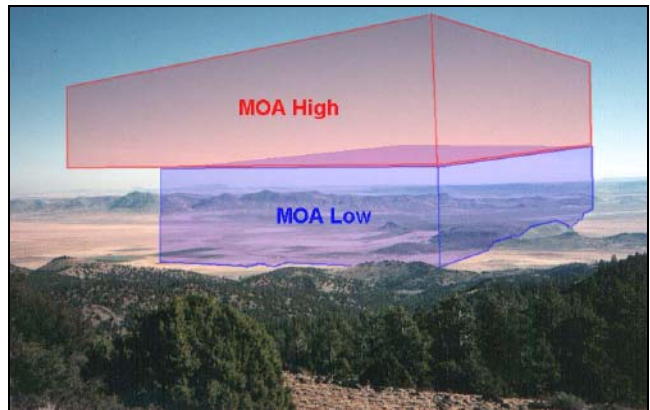
**Military Influence Disclosure District (MIDD)** – a designed zoning district where real estate transactions are required to have disclosure related to exposure to excessive noise from military operations of types, including aerial over-flight, weapons and munitions firing.

**Military Influence Overlay District (MIOD)** –a designated contiguous overlay-zoning district that may conform to the perimeter boundaries of a MIPD. The zoning address compatible uses related to hazards, safety, and noise issues.

**Military Influence Planning District (MIPD)** – A designate official planning area surrounding a military installation. Its purpose is to promote compatible land use planning and development patterns that will sustain the military mission while promoting the public health, safety, and welfare.

**Military Installation** – The term military installation means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (e) of Section 2687 of Title 10 of the United States Code. (Definition per Government Code 65302(a)).

**Military Operating Area (MOA)** - A MOA is airspace established to segregate certain non-hazardous flight activities from Instrument Flight Rules (IFR) traffic and to identify Visual Flight Rules (VFR) traffic. Within these areas, the military conducts flight activities, such as acrobatic or abrupt flight maneuvers, intercepts, air combat maneuvering missions, and aerial refueling. These areas are used to maintain military readiness in the air and to train student pilots.



Source: *Interagency Airspace Coordination Guide*

MOAs are three dimensional areas. In addition to the mapped boundaries, MOAs have a defined floor (minimum altitude) and ceiling (maximum altitude). These altitudes can range from the surface up to the maximum ceiling of 18,000 feet above mean sea level (MSL). MOAs can be "stacked" vertically, as illustrated in the figure. On sectional charts, IFR enroute charts, and terminal area charts, these are identified in magenta lettering that states a specific name followed by the letters "MOA".

**Military Readiness** – "Military readiness activities" mean all of the following:

- Training, support, and operations that prepare the men and women of the military for combat.
- Operation, maintenance, and security of any military installation.
- Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use. (Definition per Government Code 65302(a))

**Military Training Route (MTR)** – An airspace of defined dimensions established for the conduct of military aircraft training flights. MTRs are similar to complex systems of interrelated and interdependent highways in the sky that connect military installations and training ranges. They are used by the DoD to conduct low-altitude navigation and tactical training at airspeeds in excess of 250 knots and at altitudes as low as 200 feet above MSL. These low-level, high-speed routes allow pilots to develop the skills necessary to avoid detection by enemy radar. For purposes of California Law (AB 1108, Pavley, Chapter 638, Statutes of 2002), a low-altitude MTR is defined as a route where aircraft operate below 1,500 feet MSL.

**Ministerial Projects** – Ministerial projects receive automatic approval if certain conditions are met. For example, a local Planning Department might automatically issue a building permit if a project meets specified building criteria.

**Mitigation Measure** - The California Environmental Quality Act requires that when an environmental impact or potential impact will occur, measures must be proposed that will eliminate, avoid, rectify, compensate for or reduce that effect.

**Moratorium** - A halt to new development or the issuance of permits. Moratoria are often imposed while a new general plan or zoning ordinance is written or when sewer or water facilities are



Mitigation measure at water outfall  
(white float collecting contaminants)

inadequate to serve additional development. (See Government Code section 65858)

**Multiple Species Habitat Conservation Plan (MSHCP)** - regional study undertaken to determine the preferred habitats and ecology of native plants and animals throughout an area in an attempt to balance habitat and species protection with economic development.

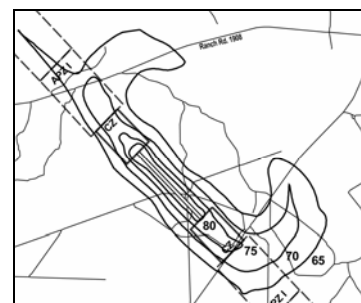
**N**

**Natural Communities Conservation Plan (NCCP)** – An NCCP identifies and provides for the regional or areawide protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity.

**National Environmental Policy Act (NEPA)** -. The United States' basic national charter for protection of the environment, which establishes policy, sets goals, and provides means for carrying out the policy.

**Negative Declaration** - A negative declaration is written when a project is subject to CEQA, but will not have a significant effect upon the environment. The negative declaration describes why the project will not have a significant effect. A mitigated negative declaration is prepared when mitigations can be incorporated into the project that will result in the avoidance of all possible significant impacts related to the project.

**Noise Contours (NC)** - Continuous lines of equal noise level usually drawn around a noise source. The lines are generally drawn in 5-decibel increments so that they resemble elevation contours found in topographic maps except that they represent contours of equal noise level. Noise contours are generally used in depicting the noise exposure around airports, highways, and industrial plants.



*Noise level contours on an AICUZ map measured in dB.*

**Nonconforming Use** - A land use which does not meet current zoning requirements.

**O**

**Operations and Maintenance (O&M)** - Appropriations fund expenses such as civilian salaries, travel, minor construction projects, operating military forces, training and education, depot maintenance, stock funds, and base operations support.

**Overlay Zone** – A zone which is superimposed upon other zoning. Overlay zones are used in areas which need special protection (as in a historic preservation district) or have special problems (such as steep slopes or flooding). Development of land subject to an overlay must comply with the regulations of both zones.

**P**

**Parcel Map** - A minor subdivision resulting in fewer than five lots.

**Planned Unit Development (PUD)** - Land use zoning which allows the adoption of a set of development standards that are specific to a particular project. PUD zones usually do not contain detailed development standards; those are established during the process of considering proposals and adopted by ordinance upon project approval.

**Prohibited Areas (PA)** – These areas vary in dimensions and are established over sensitive ground facilities (e.g., the White House, Camp David, presidential homes, etc.). Aircraft wishing to navigate in this airspace must receive approval from the FAA or PA controlling agency. PAs are identified with a "P" followed by a number on sectional charts, IFR enroute charts, and terminal area charts.

**Purchase of Development Rights (PDR)** –A PDR is a voluntary program where a land trust or some other agency usually linked to local government makes an offer to a landowner to buy the vested development rights on a land parcel. The landowner is free to turn down the offer, or to try to negotiate a higher price. A PDR can be used to establish a conservation easement as defined in Section 815.1 of California's Civil Code.

### R

**Range** - Military range means designated land and water areas set aside, managed, and used to conduct research on, develop, test, and evaluate military munitions and explosives, other ordnance, or weapon systems, or to train military personnel in their use and handling. Ranges include firing lines and positions, maneuver areas, firing lanes, test pads, detonation pads, impact areas, and buffer zones with restricted access and exclusionary areas (definition of range per 40 CFR 266.201)



*Munitions explosion on a range*

**Range Air Installation Compatible Use Zone (RAICUZ)** – Navy/Marine Corps and Air Force programs designed to protect public health, safety, and welfare, and to prevent encroachment from degrading the operational capability of air-to-ground ranges. This program is similar to the AICUZ Program. It includes range safety and noise analyses, and provides land use recommendations, which will be compatible with range safety zones and noise levels associated with the military range operations.

**Record of Decision (ROD)** – A public document, under the NEPA, that reflects the agency's final decision, rationale behind that decision, and commitments to monitoring and mitigation.

**Referendum** - A voter challenge to legislative action taken by a city council or county board of supervisors. If enough voters' signatures are filed before the legislative action becomes final, the council or board must either rescind its decision or call an election on the issue. The California Constitution guarantees the public's power of referendum.

**Region of Military Influence (RMI)** – A new three dimensional planning model that looks beyond the immediate environs of the home military base and the surrounding jurisdictions. It recognizes the connectivity between the home base and distant test and training ranges.

**Regional Shore Infrastructure Plan (RSIP)** - A comprehensive, long-range regional plan encompassing a specific geographic region. The RSIP identifies alternatives for optimizing the use of land and facilities, and incorporates strategic CNO and Installation Management Claimant (IMC) visions through functional consolidations, regionalization, outsourcing, privatization and joint use with other DoD, federal and government entities. RSIP content reflects the requirements defined for the comprehensive land and facilities planning process.

**Restricted Areas (RA)**. Restricted Areas are an important asset to the DoD because they allow for the use of weapons for training purposes. These areas are necessary for ground weapons and artillery firing, aerial gunnery, live and inert practice bomb dropping, and guided missile testing. Military Restricted Airspace ensures the combat readiness of aviation and ground combat units while separating these activities from the public and general aviation users. . These areas are identified by the letter "R" followed by a number on sectional charts, IFR enroute charts, and terminal area charts. The floor and ceiling altitudes, operating hours, and controlling agency can be found in the sectional chart legend.

S

**School Impact Fees** - Fees imposed on new developments to offset their impacts on area schools.

**Setback** - The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

**Sound Attenuation** - Sound attenuation refers to special construction practices designed to lower the amount of noise that penetrates the windows, doors, and walls of a building.

**Special Use Airspace (SUA)** - Airspace wherein activities must be confined because of their nature or wherein limitations are imposed upon aircraft operations that are not a part of those activities, or both. Except for controlled firing areas, special use airspace areas are depicted on aeronautical charts.

**Specific Plan** - A plan addressing land use distribution and intensity, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action (see Government Code section 65450).

**Sphere of Influence** - A plan for the "probable physical boundary and service area of a local agency" as approved by the LAFCO. It identifies the area available to a city for future annexation. However, unless another arrangement has been made, the city has no actual authority over land outside its city limits.

**Spot Zoning** - The zoning of an isolated parcel in a manner which is inconsistent or incompatible with surrounding zoning or land uses, particularly if done to favor a particular landowner. A conditional use permit is not a spot zone.

**Strip Development** - Commercial and high-density residential development located adjacent to major streets. This type of development is characterized by its shallow depth, street-oriented layout, lack of unified design theme, and numerous points of street access. It impedes smooth traffic flow.

**Subdivision Ordinance** - An ordinance used by local governments that sets forth the regulations that guide site development standards such as road and grading requirements, utility provision, etc. (Also known as land development control ordinance, platting).

T

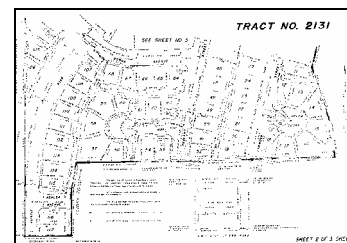
**Tentative Map** - The map or drawing illustrating a subdivision proposal. The city or county will conditionally approve or deny the proposed subdivision based upon the design depicted on the tentative map.

**Tract Map** – See *Final Map Subdivision*

**Transfer Development Rights (TDR)** – Also known as "Transfer of Development Credits," a Transfer of Development Rights (TDR) program is utilized to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.



*Setback between building on left and building at center*



*Tract Map (Subdivision)*



**Transportation Systems Management (TSM)** - A program coordinating many forms of transportation (car, bus, carpool, rapid transit, bicycle, etc.) in order to distribute the traffic impacts of new development. Instead of emphasizing road expansion or construction, TSM examines methods of increasing road efficiency.

### **V**

**Variance** - A limited waiver from the requirements of the zoning ordinance. Variance requests are subject to public hearing and may only be granted under special circumstances.

**Vested Tentative Tract Map** – A vested tentative tract map follows a procedure for the approval of tentative maps that will provide certain statutorily vested rights to a subdivider. When a local agency approves or conditionally approves a vesting tentative map, that approval shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.

### **W**

**Warning Areas (WA)** – Warning Areas can exist in domestic and international waters. These airspace areas are similar to a combination of restricted airspace areas and MOAs because the activities that occur can be hazardous, non-hazardous, or both. Within these areas, the military can conduct major exercises using dozens of ships and aircraft performing an array of training, such as naval gunfire, aerial gunnery, guided missile exercises, and practice interceptions. These areas are identified by a “W” followed by a number on sectional charts, IFR enroute charts, and terminal area charts.

### **Z**

**Zone of Influence (ZOI)** - The Zone of Influence consists of an area in which local communities should disclose, to existing and potential landowners within a minimum 1.6 kilometers (1 mile) of the boundary the existence of the military installation and its activities, e.g., weapons firing, aircraft operations, heavy vehicle movements, etc. and associated noise levels.

**Zoning** - Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or “zones”, illustrated on zoning maps, and specifies the allowable uses within each such zone. It establishes development standards such as minimum lot size, maximum structure height, building setbacks, and yard size.